

096.0

0006

0002.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

1,244,900 / 1,244,900

USE VALUE: 1,244,900 / 1,244,900

ASSESSED: 1,244,900 / 1,244,900


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
1		HARTFORD RD, ARLINGTON

OWNERSHIP

Owner 1:	KAMADA ROY OSAMU JR	Unit #:	
Owner 2:	NORONHA GLORIA RUTH		
Owner 3:			

Street 1: 1 HARTFORD RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA	Cntry:		Own Occ: Y
Postal: 02474		Type:	

PREVIOUS OWNER

Owner 1:	HARTFORD ST LLC -
Owner 2:	-

Street 1: 109 BLANCHARD ST

Twn/City: LAWRENCE

St/Prov: MA	Cntry:		
Postal: 01843			

NARRATIVE DESCRIPTION

This parcel contains 8,800 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1950, having primarily Vinyl Exterior and 3655 Square Feet, with 1 Unit, 3 Baths, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8800		Sq. Ft.	Site		0	70.	0.78	4									478,798						478,800	

IN PROCESS APPRAISAL SUMMARY

Legal Description										User Acct
										63157
										GIS Ref
										GIS Ref
										Insp Date
										05/30/19

Total Card / Total Parcel

1,244,900 / 1,244,900

USE VALUE: 1,244,900 / 1,244,900

ASSESSED: 1,244,900 / 1,244,900

**USER DEFINED**

Prior Id # 1:	63157
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
PRINT	Date Time
	12/10/20 22:29:33
LAST REV	Date Time
	11/19/19 15:21:00
	jorourke
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Parcel ID								
096.0-0006-0002.0								
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value
2020	101	FV	766,200	0	8,800.	478,800	1,245,000	1,245,000
2019	101	FV	177,100	0	8,800.	478,800	655,900	655,900
2018	101	FV	177,100	0	8,800.	410,400	587,500	587,500
2017	101	FV	177,100	0	8,800.	383,000	560,100	560,100
2016	101	FV	177,100	0	8,800.	328,300	505,400	505,400
2015	101	FV	176,200	0	8,800.	294,100	470,300	470,300
2014	101	FV	176,200	0	8,800.	272,200	448,400	448,400
2013	101	FV	176,200	0	8,800.	259,600	435,800	435,800

SALES INFORMATION

TAX DISTRICT									PAT ACCT.		
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes		
HARTFORD ST LLC	73432-521	1	10/9/2019		1,385,000	No	No				
DOHERTY STEPHEN	71791-271	1	10/25/2018	Convenience		1	No	No			
TRIPP GAGLIO-TH	71444-322	1	8/8/2018	Change>Sale	705,000	No	No				
TRIPP GAGLIO/FR	51739-168		9/30/2008	Family		1	No	No			
MCCARRON PATRIC	32892-314		5/21/2001		370,000	No	No				
DONNELLY THOMAS	26363-306		5/31/1996		218,000	No	No	Y			

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/21/2018	1755	Heat App	10,000	C				
10/17/2018	1520	Addition	134,000	O				
4/26/2006	310	Redo Kit	36,000		G8	GR FY08		

ACTIVITY INFORMATION

Date	Result	By	Name
5/30/2019	Measured	DGM	D Mann
5/30/2019	Permit Visit	DGM	D Mann
9/21/2018	MEAS&NOTICE	BS	Barbara S
2/23/2009	Meas/Inspect	163	PATRIOT
9/8/2001	MLS	MM	Mary M
11/15/1999	Inspected	267	PATRIOT
11/8/1999	Mailer Sent		
10/15/1999	Measured	256	PATRIOT
7/30/1991		JK	

Sign: VERIFICATION OF VISIT NOT DATA _____

